

AN ORDINANCE

AN ORDINANCE TO AMEND ARTICLE 4 DEFINITIONS, TABLE 6.1 USES PERMITTED, AND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, RELATING TO PERMITTED CONDITIONAL USES.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Findings. Greenville County Council finds that the citizens of Greenville County wish to include limited agricultural tasks within their communities; in particular, those activities pertaining to raising chickens. Improving economic activity and furthering community partnerships are consistent with the goals and objectives of the Comprehensive Plan of the County. And further, in order to implement this community agricultural activity and to allow for this use, it is necessary to amend the Greenville County Zoning Ordinance.

Section 2. Amendment. Article 4, Table 6.1, and Section 6:2 of the Greenville County Zoning Ordinance, as amended, are hereby amended to read as follows:

PART 1 (Text Changes):

Amendment to Article 4 Definitions:

Add the following definition:

Chickens: Any member of the species Gallus gallus domesticus, regardless of sex. Chickens kept, raised, or used in accordance with Use Condition 29 are not considered farm animals as defined by the Greenville County Zoning Ordinance, as amended.

Amendment to Section 6.2:

Add Condition (29) to read:

(29) Chickens: In addition to chickens permitted in the Unzoned area and the R-R3, R-R1, and R-S districts, chickens may be permitted in the R-6, R-7.5, R-10, R-12, R-15, and R-20 Single-Family Residential Zoning Districts; R-M2 through R-M20 and R-MA Multifamily Residential Zoning Districts; and may be permitted where single-family, two-family or multi-family uses are located in nonresidential zoning districts, subject to the following conditions:

- A. No more than eight (8) chickens shall be permitted on a single property.
- B. Roosters are prohibited.
- C. Chickens shall be confined to the back yard of the property and shall not not be

allowed to roam off the owner's property. Should a property owner keep chickens without a pen/coop/enclosure, the area where the chickens are kept must be fenced.

- D. Chickens shall be maintained in a healthy and sanitary manner to avoid potential health hazards or offensive odors.
- E. Pens/coops/enclosures shall be considered accessory structures and shall meet all applicable provisions of the Zoning Ordinance relating to accessory structures and shall require a permit.
- F. If constructed, pens/coops/enclosures must be screened from adjacent residential zoning districts and/or uses using the materials set forth in Section 12.9 of the Zoning Ordinance.
- G. Nothing in this Amendment to the Zoning Ordinance shall be deemed to override private deed restrictions or homeowner/neighborhood association requirements that prohibit or regulate chickens or farm animals on the affected property.

Amend Condition (25) to read:

(25) Livestock in R-20A Zoning District

Space or Shelter shall be provided where livestock is kept or fed in an R-20A District and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse at least 100 feet in width. This does not apply to chickens kept, raised or used in accordance with Use Condition 29.

PART 2 (Table Changes):

Amendment to Table 6.1:

Amend Table 6:1 Use Table to add the conditional use Chickens (C²⁹) as indicated in the specified districts below:

R-6, R-7.5, R-10, R-12, R-15, and R-20, Single-Family Residential; R-M2 through R-M20, Multifamily Residential; R-MA, Multifamily Residential.

PART 3:

The changes set forth in this amendment shall be reflected in all applicable and affected sections of the GCZO.

Section 3. Committee Review Required. Staff shall report to the Planning and Development Committee one year after the effective date of this ordinance for the purposes of updating the Committee on the effectiveness of the text amendment.

Section 4. Effective Date. This ordinance shall become effective on the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2014.

Bob Taylor, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

ATTEST:

Theresa B. Kizer
Clerk to Council

First Reading _____
Second Reading _____
Third Reading _____
Public Hearing _____